

Bridgewater Park, Banbridge, Co Down, BT32 4LD

For Sale

Zoned Industrial Development Lands totalling approximately 12.4 acres (5.01 hectares)



**Lambert
Smith
Hampton**

Summary

- 12.4 acres of Prime Industrial Development Land.
- Strategically located on A1 Belfast to Dublin Transport Corridor.
- Situated immediately to the north of 'The Boulevard' and Bridgewater Retail Park (Tesco).
- The lands form part of a full planning permission granted in September 2007 for business park comprising 37 light industrial units, 3 call centre units, 18 warehousing and distribution units and associated car parking.

Location

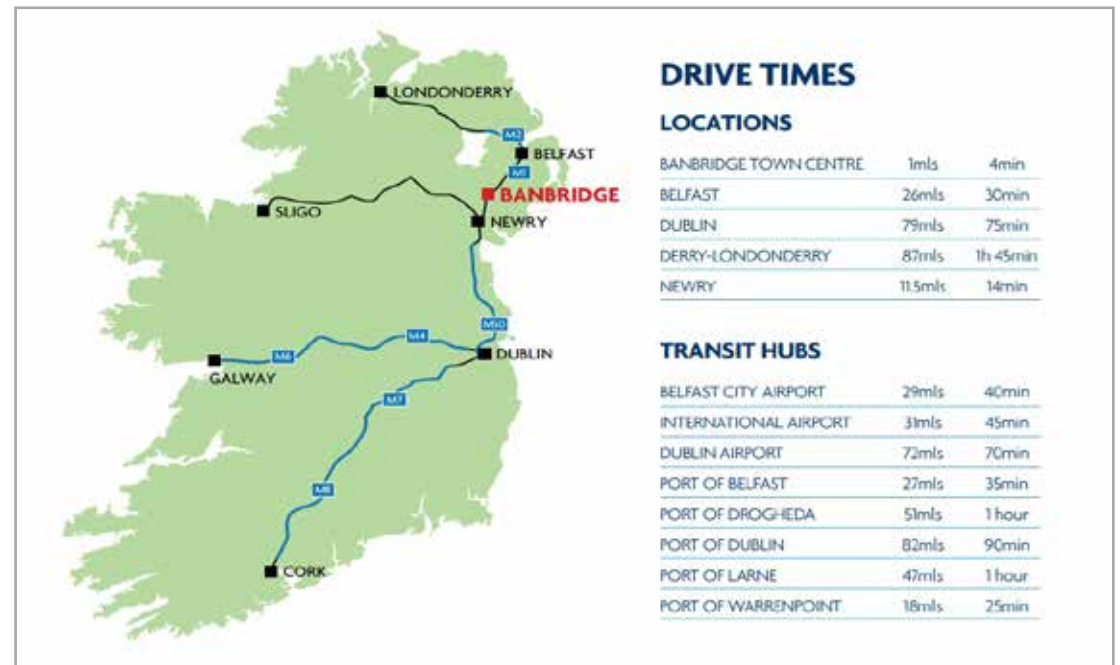
Banbridge is situated in the north west of County Down and is strategically located on the main A1 dual carriageway, which represents the principal road linking Belfast and Dublin. It lies 26 miles south of Belfast and 13 miles north of Newry, with Dublin being 75 miles to the south. With Dublin being approximately an hour's drive, it makes it ideal for shoppers from both sides of the border. It is a prominent commuter town, serving Greater Belfast and other large towns in the wider area such as Craigavon and Newry.

The subject lands are located on the outskirts of Banbridge, adjacent to Banbridge Retail Park and 'The Boulevard' Outlet Shopping Complex. Access is via a shared feeder roadway, directly off the main A1 carriageway. Banbridge Retail Park is anchored by a 60,000 sq ft Tesco Extra Superstore, a further 20,000 sq ft retail warehouse unit and petrol filling station, benefitting from over 2,000 free car parking spaces. The adjacent 'The Boulevard' is the largest dedicated outlet centre in Ireland, with approximately 200,000 sq ft of retail space. It is home to more than 55 of the best known retail brands to include M&S, Next, Nike, Gap, Omniplex, Adidas, Levis and Guess. Plans have been unveiled to increase the leisure and catering offer with a well known family entertainment hub and Game of Thrones park and ride.

The lands strategic location on the axis between the major cities of Belfast and Dublin allows it to benefit from a large catchment population, with in excess of 1 million people living within a 1 hour drive time. On average, in the order of 27,000 vehicles pass through each day on this section of A1 (Traffic Census, 2013).

Description

The lands are located to the rear of the Tesco Superstore. An access road is in place which acts as a ring road along the southern boundary of the subject lands and links with the adjacent Banbridge Retail Park and 'The Boulevard'. The lands eastern and northern boundaries are bound by green fields.



FOR INDICATIVE PURPOSES ONLY



Schedule of Accommodation

Site Area	12.4 acres	5.01 hectares
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Planning

The land falls within the settlement development limit as defined within the draft Banbridge Newry & Mourne Area Plan 2015 and is zoned as Industry (Zoning BE33).

The lands form part of a larger parcel that were granted full planning permission on 11 September 2007 for a business park comprising 37 light industrial units (totalling c.11,330 sq m gross), 3 call centre units (totalling c.3,705 sq m gross) and 18 warehousing and distribution units (totalling c.8,476 sq m gross), with associated car parking and adjustment of internal road layout (Planning Ref: Q/2006/1067/F).

The land was granted further full planning permission on 25 June 2010, granting trade counter/display of goods within the approved units (Planning Ref: Q/2010/0220/F).

For further details and planning information, please contact the agent.

Title

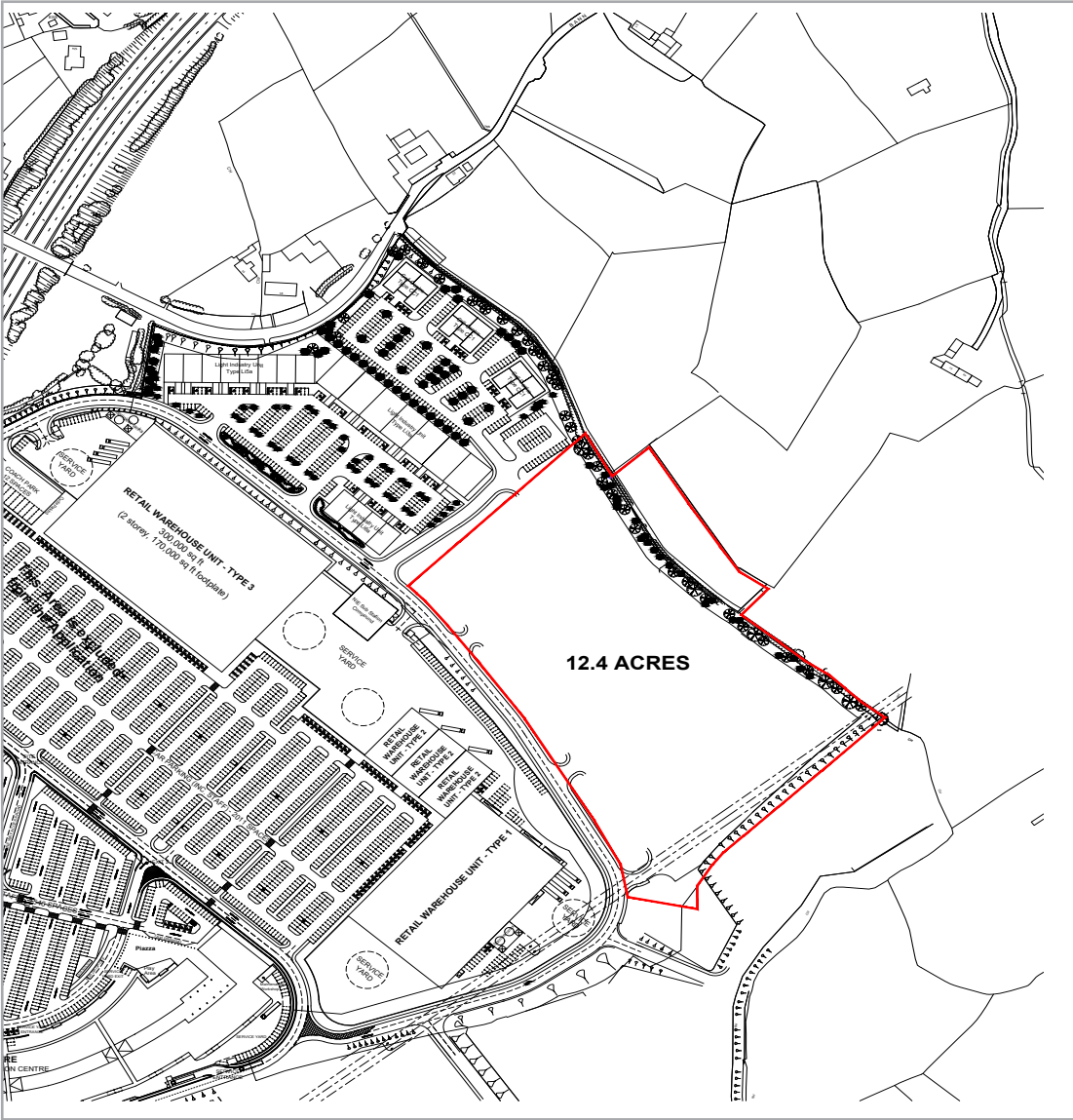
We are advised that the subject lands are held freehold.



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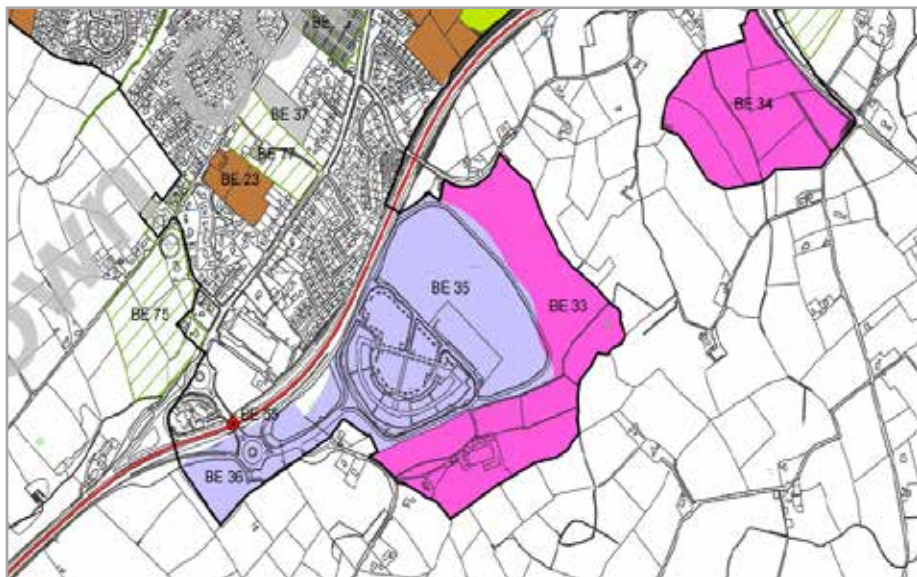
Site Layout Plan



Aerial Photograph



FOR INDICATIVE PURPOSES ONLY



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Value Added Tax

We are advised that the subject property is VAT registered, therefore VAT will be payable in addition to the purchase price.

Price

Price on application.

Stamp Duty

This will be the responsibility of the purchaser.

Further Information

For further information please contact:

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